



Suite 5A, 15 Gosditch Street, Cirencester, Glos,
GL7 2AG TO LET £3,000 p/a with 1 parking space

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property llp

Suite 5A

15 Gosditch Street, Cirencester, Glos, GL7 2AG

£3,000 per annum exclusive

LOCATION

Suite 5A is located in a quiet yet central part of the town set back from the public highway on Gosditch Street, approximately 120m due north of The Market Square. The offices are situated across a second floor at the rear of a handsome Grade II Listed building.

DESCRIPTION

Situated across a second floor the premises offer good quality office space spread across two rooms. The principle offices benefit from fluorescent strip lighting, good natural light and gas fired central heating, with carpet throughout. Separate shared Ladies and Gents toilet facilities are provided for on the ground and first floors.

To the exterior rear of the building is a private car park within which 1 dedicated parking space is provided.

ACCOMMODATION

Ground Floor
Shared Entrance Hall and stairs
Shared Gentleman's Cloakroom

First Floor - Shared Ladies Cloakroom

Second Floor

Office / Storeroom: 9'4" x 6'7"
Office 2: 15'3" x 9'11"
Total N.I.F.A. approx. 215 sq.ft. (20 sq.m.)

TENURE

A new lease is available under internal repairing terms. A 3 month deposit is required.

UTILITIES

All utilities will be the responsibility of the tenant.
Electricity and gas will be recharged by the landlord

based on the percentage of the offices within the building as a whole.

SERVICE CHARGE

£200.00 per annum payable quarterly in advance to cover the cost of heating, lighting, insurance, cleaning & maintenance of communal areas and car park.

BUSINESS RATES

Rateable value is to be assessed.

LOCAL AUTHORITY

Cotswold District Council
Tel: 01285 623000

EPC - The offices have a D rating of 94.

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